



Frankfort 46041
 Listing Price **\$140,000**
 MLS # **202228198**
 Area **Clinton County**
 Listing Date **7/8/2022**
 Prop SubType **SFAM**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**



Property Information

Style **One and Half Story**
 # Total Rooms **6**
 Total # Bedrooms **3**
 # Above Grade Bedrooms **3**
 Total # Full Baths **1**
 Total # Half Baths **0**
 Fireplace Y/N **No**
 FIREPLACE **None**
 Pool Y/N **No**
 Water Utility **City**
 Sewer **City**

Garage/# of Cars **2.0**
 Garage Type **Detached**
 Waterfront Y/N **No**
 Water Name
 Year Built **1915**
 Annual Taxes **\$543.20**
 Year Taxes Payable **2020**
 City Zoning **B1**
 County Zoning
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage
 Above Grade Finished SqFt **1,424**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **1,424**
 Total SqFt **1,424**

Lot Dimensions **50X132**
 Approx. Lot Size Acres **0.1500**
 Legal Description **016-02134-00 LOT 2 BLK B WOODSIDE ADD 3270**
 Subdivision **None**
 Builder's Name

Schools
 School District **Community Schools of Frankfort**
 Elementary **Suncrest**
 Middle School **Frankfort**
 High School **Frankfort**

Disclaimers
 Buyer Broker Compensation **2.5%**
 Variable Rate Y/N **No**
 Excluded Party **None**
 Agent/Owner Related Y/N **No**
 Owner RE License Y/N **No**

Room	Approximate Size	Level
Living Room	14 x 13	Main
Dining Room	14 x 13	
Kitchen	13 x 11	Main
Family Room	x	
Bedroom 1	13 x 11	Main
Bedroom 2	14 x 9	Upper
Bedroom 3	11 x 9	Upper
Bedroom 4	x	
Bedroom 5	x	
	x	
	x	

Directions and Remarks

Directions to Property **From North Jackson Street, take Barner Street West to Magnolia Ave. Go North on Magnolia, house is on the West side of the**
 Remarks **This home has been totally renovated from top to bottom! All new paint, laminate flooring and carpet, kitchen and bathroom cabinets and fixtures and more! Energy efficient windows, updated electrical. 1 bedroom on first level and 2 on the upper. Enclosed front porch, big rear patio and an extra big 2 car detached garage. Near Suncrest elementary!**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Crawl**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Vinyl**
 LOT DESCRIPTION **Level, 0-2.9999**
 SALE INCLUDES **No Appliances Included, Water Heater Gas**

AMENITIES **Cable Available, Countertops-Laminate, Detector -Smoke, Eat-In Kitchen, Patio Open, Porch Enclosed, Tub /Shower Combination, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**
 WATER FEATURES **None**
 ENRGY EFFCNT WIN/DOORS **Insulated Doors, Insulated Glass Windows**

Prepared by: **Nubia Medina**
Cell: 765-242-1944
nubia@risserealty.com

Risse Realty
OFC: 765-654-8892

Listing Office: Risse Realty